



## **Design Review Board Staff Report**

**TO:** DESIGN REVIEW BOARD

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**THROUGH:** LINDA M. EDWARDS, AICP, PRINCIPAL PLANNER  
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**MEETING DATE:** AUGUST 9, 2012

**SUBJECT:** S12-03 BRIDGES NORTH

<b>STRATEGIC INITIATIVE:</b>	Community Livability
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### **REQUEST**

S12-03 Bridges North: Approval of the open space plan, including plant palette, landscape plan, wall plans, amenities, and entry monuments for Bridges North, a preliminary plat of 93 ± acres consisting of 233 single family lots, generally located southeast of the southeast corner of Higley Road and Queen Creek Roads, zoned Single Family Residential 10 (SF-10), Single Family Residential 7 (SF-7) and Single Family Residential 6 (SF-6) all with a Planned Area Development Overlay zoning district.

### **RECOMMENDED MOTION**

Move to approve the findings of fact and approve S12-03 Open Space Plan for Bridges North located southeast of the southeast corner of Higley and Queen Creek Road zoned Single Family Residential 10 (SF-10), Single Family Residential 7 (SF-7) and Single Family Residential 6 (SF-6) all with a Planned Area Development Overlay zoning district.

## **APPLICANT/OWNER**

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## **BACKGROUND/DISCUSSION**

### **History**

<i>Date</i>	<i>Action</i>
May 1997	The Town Council approved Z96-48, Ordinance 1050, a Planned Area Development for Langley Ranch
July 1997	Town Council approved a Development Agreement addressing on and off site infrastructure, water issues, a school and fire site, and funds for school impacts.
January 5, 2005	The Planning Commission reviewed Z04-32, The Bridges at Gilbert, at the Work Session.
April 6, 2005	Planning Commission recommended to the Town Council approval of Z04-32, The Bridges at Gilbert, subject to conditions.
May 10, 2005	Town Council approved Z04-32, Ordinance 1649, repealing Langley Ranch and approving The Bridges PAD.
March 21, 2006	Town Council approved Z06-40, Ordinance 1710, An amendment to the Bridges PAD changing the minimum lot size for the SF-D Z Lot zoning district.
February 23, 2012	Town Council approved Z11-19, The Bridges East, a rezoning for 213.45 acres subject to the conditions set forth in the Zoning Ordinance #2361.

### **Overview**

The Bridges Planned Area Development (PAD) is approximately 469 acres located southeast of the southeast corner of Higley and Queen Creek Roads. It is bound by the Queen Creek Wash to the north, Recker Road to the east, Sonoqui Wash to the south, Higley Road and the Water Ranch to the west. The PAD is a mix of densities and diverse housing opportunities with a lake system, water features, school, two well sites and community recreational amenities. The multiple new owners are holding to the original objectives and quality of The Bridges and moving forward with design elements, circulation and lotting that was partially installed by the previous owner or platted. The approved colors, materials, plant palette, entry features and

amenity package, (except for the community pools which are being eliminated) are being provided for in new locations.

### **Surrounding Land Use & Zoning Designations:**

	<b>Existing Land Use Category</b>	<b>Existing Zoning</b>
North	Residential >3.5 – 5 DU/AC	SF-7
South	Residential >3.5 – 5 DU/AC	PF/I and Maricopa County R-43
East	Golf Course	Public Facility /Institutional
West	Residential >3.5 – 5 DU/AC	SF-6
Site	Residential >3.5 – 5 DU/AC and Public Facility/Institutional	SF-D, SF-7

### **Discussion**

#### **Pre-Plat**

The Preliminary-Plat and Open Space is being processed concurrently with rezoning. The Pre-Plat depicts larger lots sizes than the minimum required for the various zoning categories. The Preliminary Plat echoes the Development Plan which is based on the previously approved Development Plan, new market conditions and input from reviewing agencies. In addition to the Preliminary Plat, a Master Water and Wastewater Report has been prepared. An update to the 2005 Traffic Impact Analysis has been submitted to the Traffic Engineer for review. A traffic signal at Recker and Queen Creek is warranted with the completion of the overall Bridges project and will be added to the CIP.

The open space provided is 23% overall for the Bridges north and approximately 25% for the entire project. The same number of amenity features are provided as previously approved, except for the community swimming pools. The Lake Park still spans the collector road at the heart of the community. Open space corridors connect to the park amenities allowing residents to be able to partake in activities such as game courts, amphitheater, play islands and tot lots.

Public rights-of-way landscape areas are provided and include streetscape theme trees and other landscaping. Pedestrian connectivity is another focus of the plan with pedestrian connections provided to all open space areas throughout the site including: the school, the water recharge site, the Queen Creek Wash, the Sonoqui Wash and the lakes.

The Open Space Plan for the Bridges North Preliminary Plat is consistent with the General Plan's policies and Guidelines, Land Development Code, and Town's Subdivision Regulations.

#### **Open Space Plan**

The Bridge's East Open Space Plan blends seamlessly into the existing approved open space design using the same color, materials and plant palettes. The open space concept supports the lot layout that incorporates trail systems throughout with connectivity to the South Water Recharge, Queen Creek Wash, Sonoqui Wash and the future elementary school. The same number of amenities features as previously approved are provided except for the community swimming pools. The lake park concept is continued to Bridges North with a lake surrounded by park located at the entrance to this northern quadrant. The Town Traffic Engineer has requested

that the applicant provide 58' right-of-way, an additional 8', to Soboba Street along the east side of the lake park. Traffic believes that the additional width will allow for on-street parking on both sides of the street while still providing for two way traffic at all times. The applicant does not agree with this requirement.

Open space corridors connect to the park amenities allowing residents convenient access. The smaller children's park is located on the eastern half of the subdivision. This park includes, splash pad, slides, rolling hills and other adventure play activity areas. All of the park amenities match or are comparable to the previously approved structure in Bridges Phase1 and/or Bridges East.

The walls and landscape palette are the same as what was approved for Bridges East and Phase I. The amenities are similar in style and color as Phase I and Bridges East, but with some varying/new play items and amenities added. The benches in Bridges East are powder coated metal slats with an arched back, not a straight back with metal mesh. The trash cans for Bridges East are beige concrete and the trash cans proposed for this phase are green mesh. The armadas proposed are triangle shade sails that are attached in the shape of a square. The other phase's ramadas are standing seam metal in the shape of a square.

Concrete sidewalks are adjacent to all roadways within the subdivision. The applicant has designed the parks with decomposed granite trails that intersperse with concrete sidewalks.

### **Study Session Comments**

The main access to amenities should be a solid surface not compacted DG. The applicant has amended the plans to reflect the comments.

The site fixtures are similar in style and color as Phase I and Bridges East, but with some varying/new play items and amenities added. The Board didn't have a problem with the variance between amenities/site fixtures.

Board Members commented that wood weathers very poorly. However, the applicant has elected to continue with wooden arbors.

## **PUBLIC NOTIFICATION AND INPUT**

A notice of public hearing was published in a newspaper of general circulation in the Town, and an official notice was posted in all the required public places within the Town.

Staff has received comment from the neighbors to the east at a neighborhood meeting. The general consensus was positive with the most concern being expressed about construction timing and traffic at the Queen Creek intersection. There is no overall time schedule for the project, but all of the builders seem to be moving ahead quickly. As noted above the signal is being added.

## **STAFF RECOMMENDATION**

Approval of the findings of fact and approval of S12-023, Open Space Plan for Bridges North located southeast of the southeast corner of Higley and Queen Creek Road zoned Single Family Residential 10 (SF-10), Single Family Residential 7 (SF-7) and Single Family Residential 6 (SF-6) all with a Planned Area Development Overlay zoning district, subject to conditions:

1. Construction of the project shall conform to the exhibits approved by the Design Review Board at the August 9, 2011 public hearing.
2. The construction site plan documents shall incorporate the Standard Commercial and Industrial Site Plan Notes adopted by the Design Review Board on March 11, 2004.
3. The right-of-way for Soboba Street, along the east side of the lake park shall be 58'

**Attachments and Enclosures:**

1. Vicinity Map
2. Findings of Fact
3. Open Space Plan
4. Pre-plat (for reference)

**FINDINGS OF FACT**  
**S12-03 Bridges North**

1. The project as conditioned is consistent with the Residential Design Guidelines;
2. The project conforms to the General Plan, and specifically to the Land Use, Community Design, and Environmental Planning Elements;
3. The project is consistent with all applicable provisions of the Zoning Code;
4. The project is compatible with adjacent and nearby development; and
5. The project design provides for safe and efficient provision of public services